



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday October 4, 2016 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Bill Bohan, Scott Almeida, Mike Chambers, Kelsey Clark, City Engineer John Gade, and Building Administrator Scott Clyce. Absent: Steve Valline, Liaison Jill Altringer,

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion by Almeida, Second by Chambers to approve the agenda.

Roll call: Ayes-All; Nays-0 Motion passes: 4-0

II. APPROVAL OF THE MINUTES

Motion by Clark, Second by Almeida to approve the minutes from the September 6, 2016 meeting.

Roll call: Ayes-All; Nays-0 Motion passes: 4-0

II. PUBLIC AGENDA ITEMS

1. Preliminary Plat and Site Plan for Heritage Station Crossing Townhomes Plat 1

David Bentz, Bishop Engineering, 3501 104th St. Des Moines IA addressed the Board on behalf of Heritage Station Crossing Townhomes. Bentz stated that this plat will consist of 114 units on just over 15 acres and will include 6.19 acres of open space. Bentz said that they are in agreement with most of the Staff comments however they are requesting to use one sanitary service line to each unit which has been approved in other developments. Bentz agreed to use sprinklers at the club house. City Engineer Gade said that there would not be street lighting within the development on the private streets and lighting would be provided by the lights on the units themselves. Bentz said there are 228 parking spaces required in a development this size, however they are providing 263. Bentz said that the club house pool will have the required 4 foot fence with a self-locking gate and the club house itself will be sprinkled. Motion by Almeida, Second by Chambers to approve the Preliminary Plat and Site Plan for Heritage Station Crossing Townhomes Plat 1 per the Fox Engineering letter dated September 29, 2016.

Roll call: Ayes-All, Nays-0 Motion passes: 4- 0

2. Heritage Plat 2 Final

David Bentz, Bishop Engineering, 3501 104th St. Des Moines IA addressed the Board on behalf of Heritage Plat 2 Final Plat. Bentz said that this plat consists of almost 250 acres and includes Beaverbrooke Boulevard, Gateway Drive as well as numerous outlots and a lake. Bentz stated that Beaverbrooke Boulevard is almost complete and there are not any changes from the previously approved preliminary plat. City Engineer Gade did not have any items of concern and recommended approval.

Motion by Chambers Second by Almeida to Approve the Heritage at Grimes Plat 4 Final Plat per the Fox Engineering letter dated August 19, 2016
Roll call: Ayes-All, Nays-0 Motion passes: 4– 0

3. Snappy Storage Site Plan

Bob Gibson, Civil Design Advantage, 3405 SE Crossroads Drive Suite G, Grimes addressed the Board regarding a proposal to build a climate controlled self-storage facility on a site located on a little over 5 acres north of 39th Street and between Highway 141 and Crossroads Drive. Gibson stated that they initially wanted to build one large building however, the land contains multiple easements that run down the center of the property as well as on the west end that leaves them with the option of building two separate buildings on either side of those easements. Gibson said that building A would be all storage, and building B would consist of office space as well as additional storage area. Gibson said that there would be several overhead doors on this property however their location would be primarily on the interior facing portion of the buildings with a couple on the north end. Gibson stated with the building lay out and landscaping there would be very little if any of those doors visible to the passing traffic. Gibson stated that the landscaping requirements in regard to foundation plantings would create a solid line of vegetation such as a hedge. Gibson presented an alternative that they thought would offer an improved visual appeal to the site. Gibson proposed to stagger shrub clusters in alternating patterns of evergreens and shrubs to enhance the eye appeal. Gibson also stated that the volume of trees and shrubs proposed was more than double the amount the minimum requirement by the City. Matt Youngs of Snappy Storage, 112 E. 2nd St, Ames IA addressed the Board with information on the architectural details of the buildings proposed. Youngs stated that the building facing Highway 141 would have two towers on the north and south ends. He said the building materials would consist of textured split face block layered in a light tan and terracotta color scheme and vertical pilasters. Youngs also asked the Board if they would find the use of architectural metal panels acceptable for use as accent on the building. Youngs said the entire site would be fenced and approximately 64 security cameras would be installed throughout the facility. City engineer Gade stated that the project buildout would most likely take place in stages. He said the developer wanted to build the office space portion in building B first along with the main storage facility in building A. Gade said the storage portion of building B would be last and would be attached to the office space portion. Youngs advised the Board that using regular split face block on a portion of the office space would make attaching the storage portion in the second phase difficult because of the type of surface decorative split block has. Youngs proposed instead to use smooth faced block in that area and paint it in a coordinated tone to maintain visual appeal until the second building could be attached.

Motion by Almeida, Second by Chambers to approve the Snappy Storage Site Plan with the following conditions: That 165A requirements be waived in regard to the landscape plan to be approved as submitted along with the internal sections for building B west and A east, smooth block CMU painted to match is acceptable for the temporary portions of the office structure that will be internal in the future and that all door colors will match the building and per the Fox Engineering letter dated September 30, 2016.

Roll call: Ayes-All, Nays-0 Motion passes: 4– 0

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

Building Administrator Clyce stated that there were 20 single family house permits, 5 townhomes, 54 multi-family and one commercial building permit over September. City Engineer Gade said that Beaverbrooke Boulevard was almost complete and the traffic signals were expected shortly. Gade stated that the North Sports Complex was not complete yet.

1. Old Business- None
2. New Business- Next meeting November 1, 2016.

V. ADJOURNMENT

Meeting is adjourned at 6:58 pm

DRAFT